



**Environmental
Planning
Commission**

**Agenda Number: 03
Project Number: 1005238
Case Number: 15EPC-40074
January 14, 2015**

Staff Report

Agent City of Albuquerque Planning Department

Applicant City of Albuquerque Council Services

Request Text Amendments to the Coors Corridor Plan (CCP) to allow temporary banner signage for businesses forced to relocate due to an unavoidable casualty

Location The CCP area, which is south of Alameda Blvd. NW and north of Central Ave. SW, extending east and west on both sides of Coors Blvd., for varying distances

Zoning No changes proposed

Staff Recommendation

That a recommendation of APPROVAL of Case Number 15EPC-40074 be forwarded to the City Council, based on the Findings beginning on p.12, and the Conditions for recommendation of approval on p.14.

**Staff Planner
Catalina Lehner, AICP-Senior Planner**

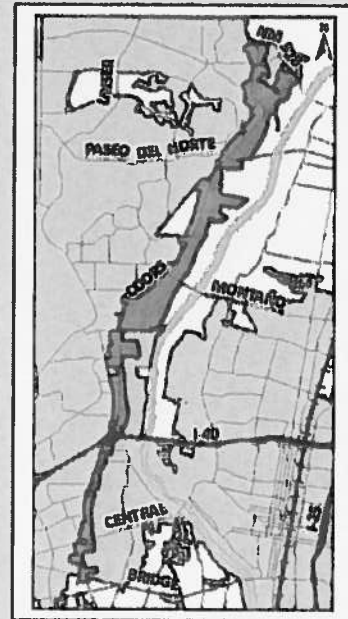
Summary of Analysis

The request is for a recommendation to City Council regarding proposed text amendments to the Coors Corridor Plan (CCP) to allow temporary banner signage for businesses that have been forced to relocate or temporarily close due to an unavoidable casualty, such as a fire or other disaster.

Each business would be allowed, subject to approval by the Planning Director, one temporary banner sign up to 3 feet by 6 feet in size. The sign would be allowed, for up to 90 days, at the business's original location, to direct customers to the new location and/or notify of the re-opening date.

Bill No. R-15-274 was introduced at the City Council on November 16, 2015 and subsequently referred to the Environmental Planning Commission (EPC).

Code Enforcement Staff has reviewed the proposed text amendments and find them to be enforceable. Staff suggests some revisions and recommends that a recommendation of conditional approval be forwarded to the City Council.



City Departments and other interested agencies reviewed this application from 11/02/2015 to 1/13/2015. Agency comments used in the preparation of this report begin on Page 19.

I. INTRODUCTION

Request & Scope

This request is to amend a portion of the text of the Coors Corridor Plan (CCP) to allow temporary banner signage for business that have been forced to relocate due to an unavoidable casualty, such as a fire or other disaster. Specifically, the proposed text amendment would add language to page 112 of the CCP, under d. Signage, Policy 1, Prohibited Signs, to allow such temporary signs.

Currently, the CCP prohibits signs that consist of banners, pennants ribbons, streamers, strings of light bulbs and spinners except during a holiday season or for ethnic and thematic special events (see bullet one under Prohibited Signs). The proposed text amendments would introduce language to add an exception to this prohibition, thereby allowing the following:

- 1) one temporary banner sign per business, at the original location of the business, to direct customers to the new location and/or advise of the re-opening date; and
- 2) the sign can be up to 3 feet by 6 feet in size.
- 3) posted for up to 90 days.

Intent

The intent is to assist business owners who have been adversely affected by circumstances beyond their control, in terms of an unavoidable casualty such as a fire or other type of disaster, to use temporary signage. In this case, a recent structure fire at a strip mall on Coors Blvd. NW, near Sequoia Rd., resulted in several businesses being forced to relocate. The businesses needed a way to direct customers to their new location, but did not need permanent, new signage. Rather, a less expensive, temporary type of signage was desired to advertise their new location.

However, the Coors Corridor Plan (CCP) contains design regulations for signage that prohibit signage consisting of banners or pennants. Both of these less expensive types of signage could serve to re-direct customers of these adversely affected businesses. Therefore, a text amendment to the CCP is now proposed to allow temporary banner signage.

Environmental Planning Commission (EPC) Role

The proposed text amendments are contained in Council Bill No. R-15-274. The legislation was introduced at the City Council meeting on November 16, 2015 and referred to the EPC.

The EPC's task is to make a recommendation to the City Council regarding the proposed changes to the CCP. The City Council is the City's Zoning Authority and will make the final decision. The EPC is a recommending body with review authority. In this case, pursuant to §14-16-2-23 (SU-2 Special Neighborhood Zone), the EPC is charged with making a recommendation regarding a sector development plan, such as the CCP, which specifies new development and redevelopment that is appropriate for a given area.

II. BACKGROUND

Context

The Coors Corridor Sector Plan (CCP) area, located generally on both sides of Coors Blvd., south of NM528/Corrales Rd. and north of Central Ave., contains approximately 2,200 acres (see map, p. 2 of the Plan). The Plan area is oriented south to north and extends to varying distances west and east of Coors Blvd. The CCP divides the Coors Corridor into four segments; Segment 1 is the southernmost and Segment 4 is the northernmost. Lands in Segment 3 and Segment 4, east of Coors Blvd., are located in view preservation areas as designated by the Plan. The shopping center at Coors Blvd. near Sequoia Rd., where the fire occurred, is located in Segment 2 (see map, p. 2 of the CCP). Segment 2 is located north of Interstate 40 and south of Western Trail Rd.

Coors Corridor Plan (CCP) History

The City of Albuquerque and Bernalillo County adopted the CCP in 1984 by to provide policies and design guidelines for Coors Blvd. as a limited access arterial, and to ensure that development would achieve a balance between the built and natural environments. A Design Overlay Zone was placed on the entire area. The Plan was subsequently amended five times by the City, most recently in 2003. The amendments were to regulations for site lighting (R-89-458) and signage (R-91-457, R-03-270), to one land use recommendation (R-95-213) and to authorize a traffic signal at Coors/Los Volcanes (R-02-118).

The update of the 1984 CCP occurred over a number of years. In 2005, the City Council passed R-05-234, which called for an update to the plan, in particular to the policies and design standards. After considering the 2007 draft and related public comment, the Environmental Planning Commission (EPC) recommended that a view analysis be conducted along the east side of Coors. This was completed by a specialized consultant in 2008. The Planning Department continued to work with an advisory committee of residents and professionals on revisions to the development regulations. Other issues were also raised that would require significant time and resources to address, such as annexation and activity centers, and a potential transportation study. This led to Planning's request for withdrawal of the Plan, which the EPC granted in November 2009.

In 2013, Staff produced a draft plan that the EPC heard in 2014. The draft CCP established a multi-modal strategy to address worsening traffic congestion, though the New Mexico Department of Transportation (NMDOT) controls Coors Blvd. Special View Preservation regulations apply to a sub-area that extends east of Coors and north of Namaste Rd.. The Plan also recommended public improvements to streetscapes and connections for pedestrians and cyclists. The case was continued a couple of times during the summer. It was heard in October 2014 and continued to January 2015, when the EPC recommended to forward a recommendation of approval to the City Council. Legislation was prepared. However there was no sponsor for the Plan to move forward, so the effort did not continue.

The CCP is available online at:

<http://www.cabq.gov/planning/urban-design-development/publications>

III. ZONING

The two small shopping centers located at the intersection of Coors Blvd. NW and Sequoia Rd. are zoned C-1 Neighborhood Commercial. The purpose of the C-1 zone (§14-16-2-16) is to provide "suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas." Small commercial services and businesses are often located in C-1 zoned areas.

However, the proposed text amendments would apply throughout the CCP area and not affect the zoning on any particular property. Rather, the proposed text amendments would affect the Plan's design regulations pertaining to signage (see p. 112-115 of the Plan).

Staff consulted with Code Enforcement Staff to determine if the proposed text amendments would affect the General Sign Regulations (Zoning Code §14-16-3-5). The General Sign Regulations address general issues of City-wide application, such as sign location, height, and clear-sight triangle. The more specific signage regulations of the CCP govern properties within the boundaries of the CCP, and the proposed text amendments would not create any contradictions.

IV. ANALYSIS APPLICABLE ORDINANCES, PLANS & POLICIES

Policy Citations are in Regular Text; *Staff Analysis is in Bold Italics*

A) *Charter of the City of Albuquerque*

The Citizens of Albuquerque adopted the City Charter in 1971. Applicable articles include:

Article I, Incorporation and Powers

"The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. *The purpose of this Charter is to provide for maximum local self-government.* A liberal construction shall be given to the powers granted by this Charter." (emphasis added)

Article IX, Environmental Protection

"The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To affect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area."

Allowing an additional type of signage, temporary banner signage, in the Coors Corridor Plan area is an exercise in local self-government (City Charter, Article 1). Establishing parameters to define allowable signage size, and define temporary, generally expresses the

Council's desire to ensure the proper use and development of land, and to generally promote and maintain an aesthetic and humane urban environment (City Charter, Article IX).

B) Comprehensive City Zoning Code

Authority and Purpose (summarized): The Zoning Code is Article 16 within Chapter 14 of the Revised Code of Ordinances of Albuquerque, New Mexico, 1994 (often cited as ROA 1994). The administration and enforcement of the Zoning Code is within the City's general police power authority for the purposes of promoting the health, safety, and general welfare of the public. As such, the Zoning Code is a regulatory instrument for controlling land use activities for general public benefit.

Role of Land Use Boards (aka Amendment Procedure, summarized): The City Council is the zoning authority for the City of Albuquerque and has sole authority to amend the Zoning Code. Through the City Charter, the City Council has delegated broad planning and zoning authorities to the Environmental Planning Commission (EPC). The EPC is advisory to the City Council regarding proposed text amendments to the Zoning Code.

The application was filed in accordance with Zoning Code requirements. The proposed text amendments generally further the intent of the Zoning Code to promote the health, safety and general welfare of the public because they would allow an additional signage option to assist businesses, and the signage would be appropriately regulated. The proposed text amendments would require that temporary banner signs be applied for and administered by the Planning Department via an administrative process.

C) Albuquerque/Bernalillo County Comprehensive Plan

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Central Urban, which is a portion of the Established Urban Area. Therefore, the Central Urban Area is subject to policies of the Established Urban Area. The goal of the Central Urban Area is "to promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City." Applicable Goals and policies include:

Established Urban Area

The Goal is to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment."

The proposed text amendments would allow temporary banner signage for businesses that have been adversely affected by a disaster and have to relocate. A new signage option would be available that could be considered a form of variety and maximum choice for such businesses. However, banner signage is generally not quality signage. Though the

signage would be limited to one per business, if each business in a strip mall or shopping center opts to use such a sign, it could result in a visual environment that is cluttered by several signs in a wide variety of colors, designs, sizes and shapes. The request partially furthers the Goal of the Established Urban Area.

Environmental Protection & Heritage Conservation

Developed Landscape Goal: to maintain and improve the natural and the developed landscapes' quality.

The CCP area, which spans from Central Ave. to NM 528/Corrales Rd., contains a wide variety of developed landscapes. Some natural landscape, particularly east of Coors Blvd., helps define the Plan area. The proposed text amendments would allow temporary banner signage which, in most locations, would not adversely affect the developed landscape. However, locations that are characterized by a more natural environment could be adversely affected despite the temporary nature of the signage. The request partially furthers the Developed Landscape Goal.

Community Resource Management

Economic Development Goal: to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The proposed text amendments would allow a new signage option, on a temporary basis, to help businesses redirect customers to their new locations. This would promote continued economic development while providing reasonable limitations on signage size and length of display. The request generally furthers the Economic Development Goal.

Economic Development Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The proposed text amendments would assist businesses that have been adversely affected by a disaster by allowing them to use temporary signage to inform customers of their new location. This would help the businesses to retain their customers, hopefully attract new ones, and therefore continue to develop. The request generally furthers Policy II.D.6.b-development of local business/outside firms.

D) Westside Strategic Plan (WSSP), Rank II

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended several times since then (2002, 2005, 2008, 2009 and 2011). The WSSP area encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on p.2 of the Plan.

The first amendments, in 2002, included changes to policies and activity center boundaries. A relevant amendment occurred in 2008, when the WSSP was amended to move the Westland Town Center close to Interstate 40 (Enactment R02008-075). The *Southwest Albuquerque Strategic Action Plan (SWASAP)* became part of the WSSP in 2009 (Enactment R-2009-035).

The WSSP identifies 13 communities in established areas of the West Side, each with a unique identity and comprised of smaller neighborhood clusters. The proposed text amendments, however, apply to the entire Plan area.

WSSP Policy 4.6: The following design guideline sections shall become policies with the approval of this Plan: View Preservation; Views East of Coors Boulevard; Views to and from the Monument; Other Views; Height; Lighting; Vegetation; Overhead Utilities; Radio, TV, and Cellular Towers; Signs; Fences and Walls; and Additional Design Guideline Issues. It is recognized that additional Design Guidelines based on these and other applicable policies of the Plan shall be developed as follow-up work, and will be more complete than those included here. These policies were considered too critical to wait for additional planning efforts in the future.

“Signs” is a design guideline/policy of the WSSP, which states that design guidelines will be developed later. The text of the WSSP states that most concern was expressed regarding off-premise signs (billboards) and view preservation (p. 172-173). On-premise signs are barely addressed. The overarching idea seems to be to minimize impairment of views of the roadway or unique views beyond the roadway. Perhaps there are some locations in the Coors Corridors where temporary banner signage would not be appropriate.

Staff checked the City’s GIS mapping system for Zoning and ownership information for properties east of Coors Blvd. Most of this land is zoned County A-1 (unincorporated area). Other land is zoned SU-1, either for a residential use or an open space use. There is no commercial zoning close to the river or in these environmentally sensitive areas, so it is very unlikely that a business would need a temporary banner sign—and that would only be available in cases when a disaster occurred. It is possible that a home-based business could exist on land east of Coors Blvd., but again, the temporary signage would only be an option in extreme circumstances and would be subject to limitations regarding size and length of posting.

Based on zoning and land uses east of Coors Blvd. near the river, Staff finds that the temporary signage allowed by the proposed text amendments is unlikely to be used in these sensitive areas. Therefore, Staff does not believe that additional limitations need to be written into the proposed text amendments at this time. Due to its narrow scope and applicability, in a general sense, the request furthers WSSP Policy 4.6.

E) Coors Corridor Plan (CCP), Rank III

The Coors Corridor Plan (CCP) is a Rank III sector plan first adopted in 1984 and subsequently amended in 1989, 1995 and 2003 (see also Background section of this report). The Coors Corridor area extends northward from Central Avenue to NM 528/Corrales Road. The CCP divides the Coors Corridor into four segments; properties in Segments 3 and 4 are subject to view preservation regulations.

The CCP contains policies and design regulations. The goal of the design regulations is to “promote visual harmony between new and existing buildings and between the built

environment and the natural scene.” Design regulations address site planning, landscaping, parking, lighting, view preservation, and signage. The following apply to the request:

The purpose of the CCP signage regulations is to promote signage designs that are:

1. Compatible with surroundings, expressive of the identity of individual properties, and sensitive to the goals for the design and character of the Coors Corridor Area.
2. Orderly and appropriate to the activity to which they pertain; related to the place where the activity represented is located.
3. Non-distracting to motorists.
4. Aesthetically pleasing.

The proposed text amendments would allow temporary banner signage for businesses forced to relocate due to a disaster. One sign would be allowed per business at the original location of the business; the sign would be related to the place where the activity was located and be appropriate to the activity (a business) advertised (2). The signage would be limited to 3 feet by 6 feet maximum size and would not be lighted, and therefore would not be likely to distract motorists (3).

Though the banner signs would be likely to express the identity of individual properties or businesses, compatibility with their surroundings would not be defined (ex. color, design) or required (1). The Coors Corridor Area contains a wide variety of settings with different types of character, including older strip malls, newer shopping centers, residential areas, and open spaces. The banner signs, for businesses, would not be found in residential or open space areas (see previous discussion of the WSSP). Though the CCP does not specify what aesthetically pleasing means in terms of signage, the proposed text amendments do not contain any parameters regarding allowable colors, fonts, or other design aspects (4). In sum, the request partially furthers the purpose of the CCP signage regulations.

V. IMPLEMENTATION ISSUES

Staff spoke with Code Enforcement Staff regarding the proposed text amendments. Code Enforcement Staff indicated that the proposed text amendments would generally be enforceable. This is due to the specifications regarding sign size and length of posting allowed, and because the proposed text amendments would establish a process to administer the temporary, banner signage.

Code Enforcement Staff mentioned some concerns with respect to administration. The proposed text amendments refer to “forms provided by the Planning Department”. Essentially, the proposed text amendments would establish a permit process for this new type of temporary signage. Staff would have to create the forms and manage the process.

Also, the proposed text amendments state that the Planning Director would be the approving official. Typically, this means that the Director would delegate the approval authority to another Staff person. Though this is an internal, administrative decision, it is likely that the approval

authority would go to the Code Compliance Official, a manager in the Code Enforcement Division, or to the Current Planning Manager.

The proposed text amendments would allow temporary banner signage for businesses, but only in instances when they have been adversely affected by an unavoidable casualty. An unavoidable casualty, or force majeure, or similar, refers to a disaster—which could be broadly defined and mean several things. However, the intention is that the disaster is beyond the business owner’s control and could not be avoided.

As part of the permitting process, the business owner would have to prove that such a disaster occurred. Proof could be in the form of a report from AFD in cases of fire, and/or an insurance report. A site visit by Staff may also be necessary, although Staff would not have a way to determine if the disaster was unavoidable or not.

VI. ANALYSIS of R-15-274- PROPOSED TEXT AMENDMENTS & DISCUSSION

Policy Citations are in Regular Text; Additions are [underlined]; Deletions are ~~[stricken]~~. *Staff Analysis is in Bold Italics.* Staff’s suggested revisions are in grey highlighting.

The request consists of adding the following, new language at the end of bullet 1 under “Prohibited Signs” on p. 112 of the CCP (also see attachment).

“In addition to the signs prohibited in Section 40.E, the following signs are also prohibited:

Any sign which:

- consists of banners, pennants, ribbons, streamers, strings of light bulbs and spinners; except during a holiday season, and for ethnic and thematic special events [and except that in cases where a business must relocate due to fire, unavoidable casualty, force majeure, or similar, the Planning Director may, on forms provided by the Planning Department, permit one up to 3-foot by 6-foot temporary banner sign per business for a period of up to 90 days at the original location that directs customers to the new location].”

A. Staff offers the following suggested changes:

i. Page 2, Line 15:

cases where a business must ~~[temporarily close or]~~ relocate due to fire, unavoidable

This language is suggested so that businesses, which opt to not relocate, are not precluded from using temporary, banner signage due to a disaster.

ii. Page 2, Line 20:

customers to the new location ~~[and/or advises of the re-opening date].~~”

Customers may want to know when a business re-opens. This language would add the option for business owners to state a re-opening date on the sign.

B. Staff offers the following suggested change to the prohibited signage section of the CCP:

Page 113 of the CCP, Bullet 10:

Overhangs the right-of-way or property line ~~[and/or is located in the right-of-way of Coors Blvd]~~.

NMDOT Staff commented that outdoor advertising is prohibited in the NMDOT right-of-way (ROW). Staff suggests adding the above language to specifically address the NMDOT comment.

C. Staff offers the following suggested changes to the text of the proposed legislation that does not pertain directly to language in the CCP:

i. Page 1, Line 5:

and has amended it ~~[several times]~~ since ~~[in 1989, 1995 and 2003]~~; and

These are the years when the CCP was amended.

ii. Page 1, Line 8:

WHEREAS, the CCP ~~establishes development~~ ~~[established design]~~ regulations ~~designed~~ to

The CCP had already established the regulations, which are referred to as design regulations in the Plan's text.

iii. Page 1, Lines 10-11:

WHEREAS, CCP Issue 4, Section d., ~~[Bullet 1.]~~ prohibits the use of banners, pennants

The reference was added to specific the location of the text proposed to be modified.

iv. Page 1, Line 13:

WHEREAS, a ~~[recent]~~ structure fire at ~~3270 Sequoia Northwest~~ ~~[on Coors Boulevard NW near Sequoia Road]~~ has caused ~~[several]~~ ~~[13]~~ businesses.

The address is incorrect. Council Staff points out that 13 businesses were affected by the fire.

v. Page 1, Line 15-17:

WHEREAS, this type of forced relocation ~~[due to fire]~~ presents challenges

for businesses ~~[who]~~ ~~[that]~~ rely ~~[on]~~ ~~[upon]~~ their location as part of ~~[the]~~ ~~[their]~~ success ~~[of their business]~~; and

vi. Page 1, Line 18:

WHEREAS, businesses ~~[who]~~ ~~[that]~~ are forced to relocate due to a fire or other
According to the proposed legislation, the forced relocation could be due to disasters in addition to fires. The other changes here are suggested to tighten the wording.

vii. Page 1, Lines 24-25:

formal, permanent signs that meet the requirements of the CCP and ~~[underlying zoning on affected properties]~~ [the Zoning Code]; and

The General Signage regulations are part of the Zoning Code, as are the underlying zones. Referring only to the underlying zones would leave out the General Signage Regulations.

Suggested Changes Not Recommended

Page 2, Lines 17-18:

on forms provided by the Planning Department, permit ~~[one]~~ up to ~~[one]~~ 3-foot by 6-foot temporary banner sign per business for a

This is an agency comment from Long Range Planning Staff, but Staff does not recommend including it because the language would result in "up to one" sign, and there could never be less than one sign (ex. half a sign). Also, it would read "one 3-foot by 6-foot", which would preclude signs smaller than 3-foot by 6-foot, which is not the intention of the proposed legislation.

VII. COMMENTS

Concerns of Reviewing Agencies

Few comments were submitted. The most significant is from NMDOT Staff, who note that outdoor advertising is prohibited in the NMDOT right-of-way. This would apply to all signage, not just the temporary banner signs that would be allowed via the proposed text amendments. Long Range Planning Staff commented with a suggested language change, and request coordination with Code Enforcement Staff regarding what may be needed to implement the proposed text amendments.

Office of Neighborhood Coordination (ONC) Staff provided a list of neighborhood organizations that have boundaries with a one mile radius of the Coors Corridor. Code Enforcement Staff did not comment as part of agency comments. Rather, Staff spoke with a Zoning Enforcement Manager individually. He indicated that the proposed text amendments are mostly enforceable due to their narrow scope, but had some concerns regarding administration of a new permit process. Agency comments begin on p. 19.

Neighborhood & Other Concerns

The proposed text amendments were announced in the December 2015/January 2016 issue of the Neighborhood News (NN) (see attachment). Staff sent a brief article to ONC Staff to include in the NN.

For text amendments to sector development plans, the Zoning Code requires the same notification as it does for changes to the text of the Zoning Code. The Planning Department notified representatives of 53 neighborhood organizations and coalitions on the list provided by ONC Staff (see attachments). As of this writing, Staff has not received any inquiries or written comments and is unaware of any opposition to the request.

VIII. CONCLUSION

Currently the Coors Corridor Plan (CCP) prohibits signs that consist of banners, pennants, ribbons, strings of light bulbs and spinners unless it's the holiday season or for a special event. The proposed text amendments would amend a portion of the text of the CCP to allow temporary banner signage for business that have been forced to relocate or temporarily close due to an unavoidable casualty, such as a fire or other disaster.

The intent of the proposed text amendments is to allow business owners who have been adversely affected by circumstances beyond their control, in terms of an unavoidable casualty such as a fire or other type of disaster, to use temporary signage. Such businesses need a way to direct customers to their new location or announce their reopening date, but do not need permanent, new signage. A less expensive, temporary type of signage is desired to advertise their new location.

Staff finds that the proposed text amendments would adequately regulate temporary banner signage. Code Enforcement Staff comments that they are generally enforceable due to restrictions on sign size and posting duration, but has some concern about administering a new type of sign permit. As of this writing, Staff has not been contacted by any members of the public and has not received any written comments. There is no known opposition to the request.

Staff recommends that the EPC forward a recommendation of approval, subject to conditions for recommendation of approval, to the City Council.

RECOMMENDED FINDINGS – 15EPC-40074, January 14, 2016 – Text Amendments to the Coors Corridor Plan

1. The City of Albuquerque City Council proposes to amend a portion of the text of the Coors Corridor Plan (CCP) to allow temporary banner signage for business that have been forced to relocate due to an unavoidable casualty, such as a fire or other disaster. Specifically, the proposed text amendment would add language to page 112 of the CCP, under d. Signage, Policy 1, Prohibited Signs.
2. The CCP prohibits signs that consist of banners, pennants ribbons, streamers, strings of light bulbs and spinners except during a holiday season or for ethnic and thematic special events. The proposed text amendments would add an exception, thereby allowing one temporary banner sign per business, at the original location of the business, to direct customers to the new location. The sign can be up to 3 feet by 6 feet in size and would be allowed for up to 90 days.
3. The proposed text amendments are found in Council Bill No. R-15-274, which was introduced at the City Council on November 16, 2015 and subsequently referred to the Environmental Planning Commission (EPC). The EPC is tasked with evaluating the request and forwarding a recommendation to the City Council.
4. The intent of the request is to allow business owners who have been adversely affected by an unavoidable casualty, such as a fire or other type of disaster, to use temporary signage. A recent structure fire at a strip mall on Coors Blvd. NW, near Sequoia Rd., resulted in several businesses being forced to relocate. The businesses needed to direct customers to their new location, but did not need permanent, new signage. Less expensive, temporary signage was desired.
5. However, the Coors Corridor Plan (CCP) design regulations prohibit signage consisting of banners or pennants. Both of these inexpensive types of signage could serve to re-direct customers to these adversely affected businesses. Therefore, a text amendment to the CCP is proposed to allow temporary banner signage.
6. The Charter of the City of Albuquerque, the Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan (WSSP), the Coors Corridor Plan (CCP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request meets the intent of the City Charter: Allowing an additional type of signage, temporary banner signage, in the Coors Corridor Plan area is an exercise in local self-government (City Charter, Article 1). Establishing parameters to define allowable signage size, and define temporary, generally expresses the Council's desire to ensure the proper use

and development of land, and to generally promote and maintain an aesthetic and humane urban environment (City Charter, Article IX).

8. The request generally furthers the intent of the Zoning Code to promote the health, safety and general welfare of the public because they would allow an additional signage option to assist businesses, and the signage would be appropriately regulated. The proposed text amendments would require that temporary banner signs be applied for and administered by the Planning Department via an administrative process.
9. The request partially furthers the following Goals of the Comprehensive Plan:
 - A. Established Urban Goal: The proposed text amendments would allow temporary banner signage for businesses that have been adversely affected by a disaster and have to relocate. A new signage option would be available that could be considered a form of variety and maximum choice for such businesses. However, banner signage is generally not considered quality signage. Though the signage would be limited to one per business, if each business in a strip mall or shopping center opts to use such a sign, it could result in a visual environment that is cluttered by several signs in a wide variety of colors, designs, sizes and shapes.
 - B. Developed Landscape Goal: The CCP area, which spans from Central Ave. to NM 528/Corrales Rd., contains a wide variety of developed landscapes. Some natural landscape, particularly east of Coors Blvd., helps define the Plan area. The proposed text amendments would allow temporary banner signage which, in most locations, would not adversely affect the developed landscape. However, locations that are characterized by a more natural environment could be adversely affected despite the temporary nature of the signage.
10. The request furthers the Economic Development Goal and policy of the Comprehensive Plan:
 - A. Goal: The proposed text amendments would allow a new signage option, on a temporary basis, to help businesses redirect customers to their new locations. This would promote continued economic development while providing reasonable limitations on signage size and length of display.
 - B. Policy II.D.6b- development of local business/outside firms: The proposed text amendments would assist businesses that have been adversely affected by a disaster by allowing them to use temporary signage to inform customers of their new location. This would help the businesses to retain their customers, hopefully attract new ones, and therefore continue to develop.
11. WSSP Policy 4.6 refers to design guidelines will be developed later and addresses “signs” and other topics. The overarching idea of the WSSP is to minimize impairment of views of the roadway or unique views beyond the roadway. Staff finds that most of the land

east of Coors Blvd. is zoned County A-1 or SU-1 for a residential use or an open space use. There is no commercial zoning close to these environmentally sensitive areas, so it is very unlikely that a business would need a temporary banner sign in these areas. Even if they did, the temporary signage would only be available in cases of disaster and would be subject to limitations regarding size and length of posting. Due to its narrow scope and applicability, Staff finds that the request furthers WSSP Policy 4.6.

12. The Planning Department notified the following representatives of 53 neighborhood organizations and coalitions on the list provided by Office of Neighborhood Coordination (ONC) Staff: Alamosa, Alban Hills, Anasazi Ridge, Avalon, Crestview Bluff, Encanto Village, Grande Heights, La Luz Del Sol, La Luz Landowners, Ladera Heights, Ladera West, Las Casitas Del Rio, Las Casitas Del Rio Unit 2 Subdivision, Laurelwood, Los Volcanes, Oxbow Park, Oxbow Village, Paradise Hills, Pat Hurley, Piedras Marcadas, Quaker Heights, Rancho Encantado, Rancho Sereno, Rio Oeste, Riverfront Estates, Riverview Heights, S.R. Marmon, Saltillo, Skyview West, South Valley Coalition, St. Joseph Townhouse, Stinson Tower, Story Rock, South West Alliance of Neighbors (SWAN), South Valley Coalition, Taylor Ranch, The Enclave at Oxbow, Villa De Paz, Vista Grande, Vista Magnifica, Vista Montecito, Vista West, West Bluff, West Mesa, Western Trails Estates, Westside Coalition, Windmill Manor Place, Alameda North Valley, Alvarado Gardens, Los Duranes, North Valley Coalition, Rio Grande Blvd., Rio Grande Compound, Thomas Village.
13. The request was advertised in the City's Neighborhood News newsletter. As of this writing, Staff has not received any inquiries or written comments and is unaware of any opposition.

RECOMMENDATION – 15EPC-40074 – January 14, 2016

That a recommendation of APPROVAL of 15EPC-40074, text amendments to the Coors Corridor Plan regarding temporary signage, be forwarded to the City Council, based on the preceding Findings and subject to the following Conditions for recommendation of approval.

***CONDITIONS FOR RECOMMENDATION OF APPROVAL- 15EPC-40074, January 14, 2016-
Zoning Code Text Amendments***

Notes: New language is [+underlined and bracketed+]. Deleted language is [underlined, bracketed and struck through]. Planning Staff's suggested language is indicated by grey highlighting. Page references are to the proposed legislation (R-15-262).

1. Page 2, Line 15:

cases where a business must temporarily close or relocate due to fire, unavoidable

2. Page 2, Line 20:

customers to the new location ~~[and/or advises of the re-opening date]~~.”

3. Page 113 of the CCP, Bullet 10:

Overhangs the right-of-way or property line ~~[and/or is located in the right-of-way of Coors Blvd]~~.

4. Page 1, Line 5:

and has amended it ~~[several times]~~ since ~~[in 1989, 1995 and 2003]~~; and

5. Page 1, Line 8:

WHEREAS, the CCP ~~establishes development~~ ~~[established design]~~ regulations ~~designed~~ to

6. Page 1, Lines 10-11:

WHEREAS, CCP Issue 4, Section d., ~~[Bullet 1.]~~ prohibits the use of banners, pennants

7. Page 1, Line 13:

WHEREAS, a ~~[recent]~~ structure fire ~~at 3270 Sequoia Northwest~~ ~~[on Coors Boulevard NW near Sequoia Road]~~ has caused ~~[several]~~ ~~[13]~~ businesses.

8. Page 1, Line 15-17:

WHEREAS, this type of forced relocation ~~[due to fire]~~ presents challenges for businesses ~~[who]~~ ~~[that]~~ rely ~~[on]~~ ~~[upon]~~ their location as part of ~~[the]~~ ~~[their]~~ success ~~[of their business]~~; and

9. Page 1, Line 18:

WHEREAS, businesses ~~[who]~~ ~~[that]~~ are forced to relocate due to a fire or other

10. Page 1, Lines 24-25:

formal, permanent signs that meet the requirements of the CCP and ~~[underlying zoning on affected properties]~~ ~~[the Zoning Code]~~; and

Catalina Lehner

Catalina Lehner-AICP
Senior Planner

Notice of Decision cc list:

City of Albuquerque, City Council, Attn: Andrew Webb, P.O. Box 1293, Abq. NM 87102
City of Albuquerque, Planning Department, P.O. Box 1293, Abq. NM 87102
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Lynne Scott, Alban Hills N.A., 6419 Camino Del Arbol NW, Albuquerque, NM 87120
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Billy DeHerrera, Avalon N. A., 651 Stern Dr. NW, Albuquerque, NM 87121
Luch Anchondo, Avalon N.A., 601 Stern Dr. NW, Albuquerque, NM 87121
Milton Brown, Crestview Bluff N.A., 5216 White Reserve Ave. SW, Albuquerque, NM 87105
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Orin Dooley, Encanto Village HOA, 7611 Via Sereno SW, Albuquerque, NM 87121
Dr. Joe Valles, Grande Heights Assoc., 5020 Grande Vista Ct. NW, Albuquerque, NM 87120
Richard Kirschner, Grande Heights Assoc., 5004 Grande Vista Ct. NW, Albuquerque, NM 87120
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Arthur Woods, La Luz Del Sol N.A., 33 Wind Rd. NW, Albuquerque, NM 87120
Rae Perls, La Luz Landowners Assoc., 15 Tennis Ct. NW, Albuquerque, NM 87120
Pat Gallagher, La Luz Landowners Assoc., 24 Link NW, Albuquerque, NM 87120
Allan Ludi, Ladera Heights N.A., 6216 Saint Josephs Ave. NW, Albuquerque, NM 87120
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Steven Collins, Ladera West N.A., 7517 Vista Alegre NW, Albuquerque, NM 87120
Mary Zaremba, Las Casitas Del Rio H.O.A, 6252 Stipa NW, Albuquerque, NM 87120
Danielle Wierengo, Las Casitas Del Rio H.O.A, 3608 Panicum, Albuquerque, NM 87120
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Candelaria Patterson, Laurelwood N.A., 7608 Elderwood Dr. NW, Albuquerque, NM 87120
Greg Huston, Laurelwood N.A., 7600 Sherwood Dr. NW, Albuquerque, NM 87120
Ben Sandoval, Los Volcanes N.A., 6516 Honeylocust Ave. NW, Albuquerque, NM 87121
Ted Trujillo, Los Volcanes N.A., 6601 Honeylocust Ave. NW, Albuquerque, NM 87121
Bob Nashwinter, Oxbow Park H.O.A., 3828 Tundra Swan NW, Albuquerque, NM 87120
Cindy Churan, Oxbow Park H.O.A, 3900 Desert Sage Ct. NW, Albuquerque, NM 87120
Richard Shine, Oxbow Village H.O.A, 3835 Oxbow Village Ln. NW, Albuquerque, NM 87120
Ric Chavez, Oxbow Village H.O.A, 3904 Oxbow Village Ln. NW, Albuquerque, NM 87120
Tom Anderson, Paradise Hills Civic Assoc., 10013 Plunkett Dr. NW, Albuquerque, NM 87114
Maria Warren, Paradise Hills Civic Assoc., 5020 Russell NW, Albuquerque, NM 87114
George Holly, Pat Hurley N.A., 5020 La Bajada NW, Albuquerque, NM 87105
James Jones, Pat Hurley N.A., 309 Rincon Ct. NW, Albuquerque, NM 87105
Lawrence Fendall, Piedras Marcadas N.A., 8600 Tia Cristina Dr. NW, Albuquerque, NM 87114
Karen Daniel, Piedras Marcadas N.A., 4815 Sherry Ann Rd. NW/87114 Albuquerque, NM 87114
Matthew Baca, Quaker Heights N.A., 5125 Northern Trail NW, Albuquerque, NM 87120
Paul DePetro, Quaker Heights N.A., 5124 Northern Trail NW, Albuquerque, NM 87120
Colin Semper, Rancho Encantado H.O.A., 5809 Mesa Sombra Pl. NW, Albuquerque, NM 87120
Adam Barker, Rancho Encantado H.O.A., 8500 Jefferson, Ste. B, Albuquerque, NM 87113
Debra Cox, Rancho Sereno N.A., 8209 Rancho Paraiso NW, Albuquerque, NM 87120

Sander A. Rue, Rancho Sereno N.A., 7500 Rancho Solano Ct. NW, Albuquerque, NM 87120
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Sandra Tinlin, Rio Oeste H.O.A., 4105 Moncloa Ct. NW, Albuquerque, NM 87120
Matt Dotson, Riverfronte Estates N.A., 1739 Rusty Rd. NW, Albuquerque, NM 87114
JoAnn McNeil, Riverfronte Estates N.A., 1610 Lyria Rd. NW, Albuquerque, NM 87114
Cyrus Toll, Riverview Heights N.A., 1306 Riverview Dr. NW, Albuquerque, NM 87105
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Em Ward, S.R. Marmon N.A., PO Box 7434, Albuquerque, NM 87194
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Tony Chavez, Skyview West N.A., 305 Claire Ln. SW, Albuquerque, NM 87121
Beatrice Purcella, Skyview West N.A., 201 Claire Ln. SW, Albuquerque, NM 87121
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Marie Ludi, St. Josephs Townhouse Assoc., 6216 Saint Josephs NW, Albuquerque, NM 87120
Emilio Chavez, Stinson Tower N.A., 3670 Tower Rd. SW, Albuquerque, NM 87121
Barbara Carmona-Young, Stinson Tower N.A., 7439 Via Serenita SW, Albuquerque, NM 87121
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James Winter, Story Rock H.O.A., 6019 Storyteller Rd. NW, Albuquerque, NM 87120
Jolene Wolfley, Taylor Ranch N.A., 7216 Carson Tr. NW, Albuquerque, NM 87120
Rene Horvath, Taylor Ranch N.A., 5515 Palomino Dr. NW, Albuquerque, NM 87120
Jill Greene, The Enclave at Oxbow HOA, 3915 Fox Sparrow Tr. NW, Albuquerque, NM 87120
Forrest Uppendahl, The Enclave at Oxbow HOA, 3900 Rock Dove Tr. NW, Albuquerque, NM 87120
John Scholz, Villa De Paz H.O.A., 115 Calle Sol Se Mete, Albuquerque, NM 87120
Robert Rice, Villa de Paz H.O.A., 150 Calle Vadito NW, Albuquerque, NM 87120
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Richard Schaefer, Vista Grande N.A., 3579 Sequoia Pl. NW, Albuquerque, NM 87120
Michael Wilmesherr, Vista Magnifica Assoc., 1709 Calle Del Vista NW, Albuquerque, NM 87105
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Marc Lombardo, Western Trails Estates H.O.A., 5512 Bridgeport Rd. NW, Albuquerque, NM 87120
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Jerry Worrall, Westside Coalition of NAs, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120
Harry Hendriksen, Westside Coalition of NAs, 10592 Rio del Sole Ct. NW, Albuquerque, NM 87114
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Doyle Kimbrough, 2327 Campbell Rd. NW, Albuquerque, NM 87104
Steven Wentworth, Alameda North Valley Assn., 8919 Boe Ln. NE, Albuquerque, NM 87113-2328
Mark Rupert, Alameda North Valley Assn., P.O. Box 10454, Albuquerque, NM 87184
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William C. Herring, Los Duranes N.A., 3104 Coca Rd. NW, Albuquerque, NM 87104
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Doyle Kimbrough, Rio Grande Blvd. N.A., 2327 Campbell Rd. NW, Albuquerque, NM 87107
Elizabeth Perkett, Rio Grande Compound H.O.A., 3120 Calle del Alamo NW, Albuquerque, NM 87104
Catherine Fellows, Rio Grande Compound H.O.A., 2913 Calle Grande NW, Albuquerque, NM 87104
Richard Meyners, Thomas Village N.A., 3316 Calle de Daniel NW, Albuquerque, NM 87104
Debbie Ridley, Thomas Village N.A., 3247 Calle de Deborah NW, Albuquerque, NM 87104

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement- has reviewed the proposed text amendments and spoken to Staff.

Office of Neighborhood Coordination

Alameda North Valley, Alamosa, Alban Hills, Alvarado Gardens, Anasazi Ridge, Avalaon, Crestview Bluff, Encanto Village, Grande Heights, La Luz Del Sol, La Luz Landowners, Ladera Heights, Ladera West, Las Casitas Del Rio, Las Casitas Del Rio Unit 2 Subdivision, Laurelwood, Los Duranes, Los Volcanes, Oxbow Park, Oxbow Village, Paradise Hills, Pat Hurley, Piedras Marcadas, Quaker Heights, Rancho Encantado, Rancho Sereno, Rio Grande Blvd., Rio Grande Compound, Rio Oeste, Riverfronte Estates, Riverview Heights, S.R. Marmon, Saltillo, Skyview West, St. Joseph Townhouse, Stinson Tower, Story Rock, Taylor Ranch, The Enclave at Oxbox, Thomas Village, Villa De Paz, Vista Grande, Vista Magnifica, Vista Montecito, Vista West, West Bluff, West Mesa, Western Trails Estates, Windmill Manor Place Subdivision, North Valley Coalition, South Valley Coalition of NAs, South West Alliance of Neighbors (SWAN), Westside Coalition of NAs.

Long Range Planning

- a. Recommend language to be adjusted as follows:
“; and except that in cases where a business must relocate due to fire, unavoidable casualty, force majeure, or similar, the Planning Director may, on forms provided by the Planning Department, permit ~~one~~ up to one 3-foot by 6-foot temporary banner sign per business for a period of up to 90 days at the ~~original~~ former location that directs customers to the new location .”
- b. A cross-reference to the general sign regulations may be appropriate to address clear sight triangle, sign placement, etc.; please confer with the Code Enforcement Division to see what may be needed to implement/enforce this temporary sign allowance. A change to the General Sign Regulations should not be necessary as this text amendment is specific to the Coors Corridor Plan overlay.

CITY ENGINEER

Transportation Development Services

No objection to the request.

Traffic Engineering Operations

Hydrology

No Comments.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Reviewed, but there are no comments. See NMDOT comments since Coors Blvd. is under DOT jurisdiction.

Traffic Engineering Operations

Street Maintenance

NMDOT

NM 45 (Coors Blvd.) is a NMDOT Facility. Per 23 CFR 750.709, outdoor advertising is prohibited within NMDOT right-of-way. When a sign consists principally of a service advertised which is only incidental to the principal activity or if it brings rental income to the property owner it shall be considered the business of outdoor advertising.

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Parks and Recreation Department has reviewed and has no adverse comments for this request.

Open Space Division

Open Space Division did not receive any written materials pertaining to the proposed "Text Amendment to the Coors Corridor Plan as it relates to prohibited signs". OSD is currently working with NMDOT to have newer updated signage installed per the Nationally recommended document known as the Manual on Uniform Traffic Control Devices (MUTCD). It is doubtful this signage falls within any "prohibited" signage. If called to question, OSD will work with Planning Staff and NMDOT to ensure compliance.

Updated comment from the OSD

Thanks for sending the resolution. All looks fine to me. No concerns present after reading it. It also addresses special event temporary signs, banners, etc. which look to be allowed as they are only to be used for a day or short period of time. We sometimes have special events at the Visitor Center and will put out "sandwich boards" directing/notifying people of the event for the day of. Let me know if you have any questions or concerns.

City Forester

POLICE DEPARTMENT/Planning

No Crime Prevention or CPTED comments concerning the proposed Text Amendment to the Coors Corridor Plan request at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No Comments.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Project # 1004382 15EPC-40066 TEXT AMENDMENT TO THE COORS CORRIDOR PLAN FOR ALL OR PORTION OF COORS CORRIDOR PLAN AS IT RELATED TO PROHIBITED SIGNS.	Adjacent and nearby routes	Route #760, Rapid Ride Blue Line, Route # 155 Coors Route and Route # 96 Crosstown commuter route all access various parts of the Coors Boulevard
	Adjacent bus stops	None
	Site plan requirements	None
	Large site TDM suggestions	None.
	Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Project #1005238 15EPC-40074 TEXT AMENDMENT TO THE COORS CORRIDOR PLAN	The City of Albuquerque proposes a Text Amendment to the Coors Corridor Plan to allow in the case of a business relocating due to fire, unavoidable casualty, force majeure, or similar, the Planning Director may, on forms provided by the Planning Department, permit one temporary banner sign per business for a period of up to 90 days at the original location that directs customers to the new location.
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MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no comments based on the information provided to date.

PROPOSED LEGISLATION

Bill No. R-15-274 & Legislative Tracking (History)

CITY of ALBUQUERQUE

TWENTY-FIRST COUNCIL

COUNCIL BILL NO. R-15-274 ENACTMENT NO. _____

SPONSORED BY: Ken Sanchez

1 RESOLUTION

2 AMENDING THE COORS CORRIDOR PLAN AS IT RELATES TO PROHIBITED
3 SIGNS

4 WHEREAS, the City Council adopted the Coors Corridor Plan (CCP) in 1984
5 and has amended it several times since; and

6 WHEREAS, the Council has the authority to amend Sector Plans, Corridor
7 Plans and other land-use regulations; and

8 WHEREAS, the CCP establishes development regulations designed to
9 protect the scenic resources of the areas along Coors Boulevard; and

10 WHEREAS, CCP Issue 4, Section d., prohibits the use of banners, pennants
11 and other forms of non-permanent or portable signs in order to encourage a
12 more aesthetically pleasing environment on the corridor; and

13 WHEREAS, a structure fire at 3270 Sequoia Northwest has caused several
14 businesses to have to relocate to new, but nearby locations; and

15 WHEREAS, this type of forced relocation due to fire presents challenges
16 for businesses who rely on their location as part of the success of their
17 business; and

18 WHEREAS, businesses who are forced to relocate due to a fire or other
19 type of non-self-inflicted damage to their location could benefit from an
20 opportunity to install temporary signage directing patrons to their new
21 locations for a limited period of time; and

22 WHEREAS, banner signs printed on vinyl and similar materials are
23 increasingly used by new or relocated businesses as they await fabrication of
24 formal, permanent signs that meet the requirements of the CCP and underlying
25 zoning on affected properties; and

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 WHEREAS, providing some limited allowance for temporary signage helps
2 implement City policies for encouraging small business and the use of
3 existing commercial structures.

4 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
5 ALBUQUERQUE:

6 Section 1. The design regulations related to "prohibited signs" within Issue
7 4, Subsection d. Policy 1 (page 112) of the Coors Corridor Plan is amended as
8 follows:

9 "In addition to the signs prohibited in Section 40.E., the following
10 signs are also prohibited:

11 Any sign which:

- 12 • consists of banners, pennants, ribbons, streamers, strings of
13 light bulbs and spinners; except during a holiday season, and
14 for ethnic and thematic special events~~]; and except that in~~
15 cases where a business must relocate due to fire, unavoidable
16 casualty, force majeure, or similar, the Planning Director may,
17 on forms provided by the Planning Department, permit one up
18 to 3-foot by 6-foot temporary banner sign per business for a
19 period of up to 90 days at the original location that directs
20 customers to the new location]."

21 Section 2. EFFECTIVE DATE. This resolution shall take effect five days
22 after publication by title and general summary.

23 Section 3. SEVERABILITY CLAUSE. If any section paragraph, sentence,
24 clause, word, or phrase of this resolution is for any reason held to be invalid
25 or unenforceable by any court of competent jurisdiction, such decision shall
26 not affect the validity of the remaining provisions of this resolution. The
27 Council hereby declares that it would have passed this resolution and each
28 section, paragraph, sentence, clause, word or phrase thereof irrespective of
29 any provisions being declared unconstitutional or otherwise invalid.

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Details Reports

File #: R-15-274

Type: Resolution

File created: 11/16/2015

Status: In Committee

In control: Environmental Planning Commission

Final action:

Enactment #:

Enactment date:

Title: Amending The Coors Corridor Plan As It Relates To Prohibited Signs (Sanchez)

Attachments: 1. [R-274](#)

History (5) Text

5 records	Group	Export
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Date	Action By	Action	Result	Action Details
12/31/2015	City Council	Sent to Mayor for Signature		Action details
12/31/2015	City Council	Sent to Mayor for Signature		Action details
12/31/2015	City Council	Sent to Mayor for Signature		Action details
11/16/2015	City Council	Introduced and Referred		Action details
11/16/2015	President	Referred		Action details

COORS CORRIDOR PLAN SIGNAGE REGULATIONS

d. signage policy 1

Signs should complement the appearance and function of the roadway and the corridor while protecting the unique views beyond the corridor.

rationale:

Additional signage controls will provide added safety and less distraction and confusion for the motorist on this high-capacity arterial roadway. The goal of safe increased traffic movement coupled with protection of the corridor views are achieved through additional signage regulations, resulting in more appropriate and compatible sign design and placement.

The Policies Plan element of the Albuquerque/Bernalillo County Comprehensive Plan contains the following policy (designated Policy 2.o.): "Incidental structures such as signs . . . shall be designed for minimal distraction. Signing shall be limited to the minimum size and number necessary for identification purposes."

The purpose of signage regulations related to the Coors Corridor is to promote signage designs which are:

1. Compatible with surroundings, expressive of the identity of individual properties and sensitive to the goals for the design and character of the Coors Corridor area.
2. Orderly and appropriate to the activity to which they pertain; related to the place where the activity represented is located.
3. Non-distracting to motorists.
4. Aesthetically pleasing.

design regulation:

The General Sign Regulations, Section 40.E. of the Comprehensive City Zoning Code, are extended to apply to all signage in the Coors Corridor area as follows:

1. Zoning Permits, Seals of Compliance. Same as regulated by Section 40.E.
2. Regulations Applicable to Signs in All Zones.

PROHIBITED SIGNS:

In addition to the signs prohibited in Section 40.E., the following signs are also prohibited:

Any sign which:

- o consists of banners, pennants, ribbons, streamers, strings of light bulbs and spinners; except during a holiday season, or for ethnic and thematic special events.

- is in any way animated (including twinkling or wind-activated movable parts). emits smoke, visible vapors, particles, sound or odor, or rotates or moves in any manner.

- has flashing lights incorporated as part of its design and performance.

- is portable; fixed on a movable stand; self-supporting without being firmly embedded in the ground; supported by other objects; mounted on wheels; or movable vehicle; or made easily movable in any manner.

- is located (painted, affixed, etc.) on a water tower, storage tank, smoke stack, utility pole or other similar structure.

- is located (painted, affixed, etc.) on trees, rocks or other natural features.

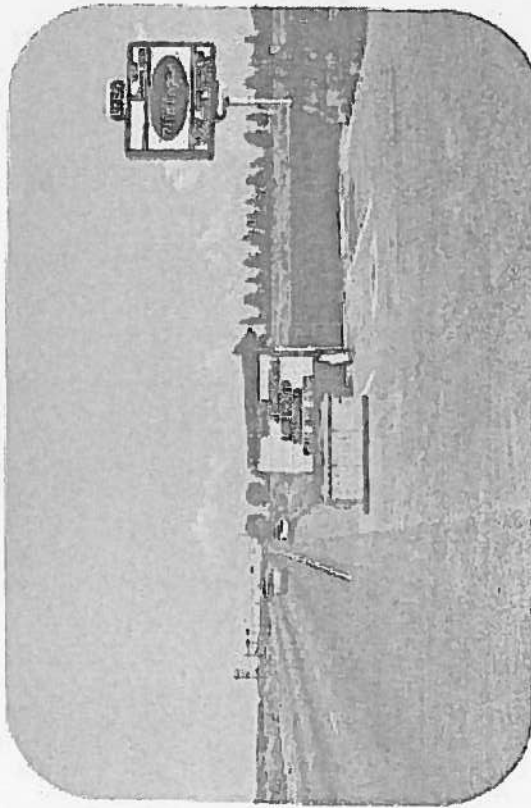
- is attached to the roof of a building or structure between the eaves and the ridge-line of the roof.

- is a roof sign as defined in Section 5.B.

- is an off-premise sign, referring to a business or merchant not doing business on the premise where the sign is displayed.

- overhangs the right-of-way or property line.

- is a free-standing or projecting sign greater than 75 square feet.



3. Regulations Applicable to Signs in or Within 40 Feet of Residential Zones.

Same as regulated in Section 40.E.

4. Regulations Applicable to Signs in Nonresidential Zones.

GENERAL ILLUMINATION:

Same as regulated by Section 40.E.

ILLUMINATED SIGN OR ELEMENTS:

No illuminated sign, or any illuminated element of any sign, may turn on or off, or change its brightness.

SIGN MOVEMENT OR ROTATION:

No sign or any part of any sign may move or rotate; including wind devices which are also restricted.

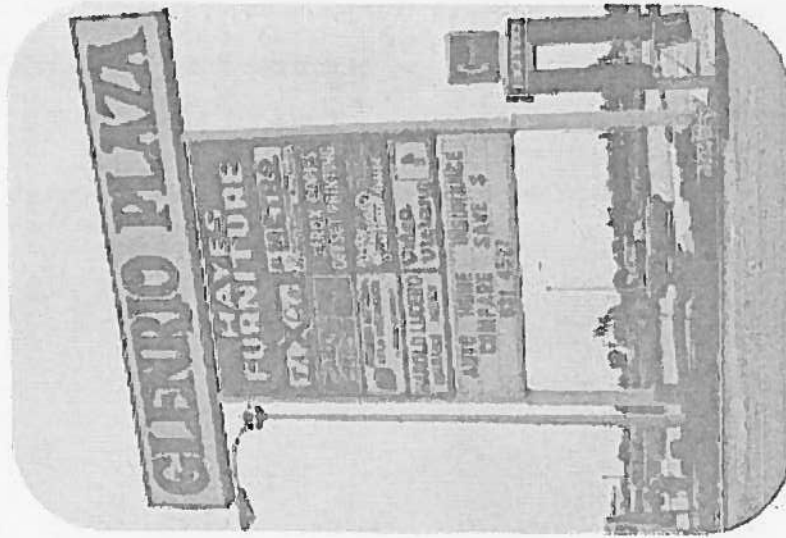
RELIGIOUS SIGNS:

Same as regulated by Section 40.E.

5. Joint Sign Premises.

Same as regulated by Section 40.E.; except in no case shall the maximum number of items per sign be exceeded.

6. General Sign Regulations Applicable to the Design of All Signage in the Coors Corridor Area:



MAXIMUM NUMBER OF ITEMS PER PREMISE FRONTAGE:

An item of information means any of the following: a word; an abbreviation; a number; a symbol; a geometric shape (such as broken planes or discontinuous odd shapes). All letters and symbols over three inches in height are counted as items of information.

- A total of ten items allowed per premise frontage may be displayed on a combination of ground signs, wall signs, and projecting signs. Directional signs are not counted.

- Each premises on Coors Boulevard is permitted to display signs containing up to a total of ten items of information along any one street frontage. An additional ten items of information may be displayed on any other street which provides access to the same premise.

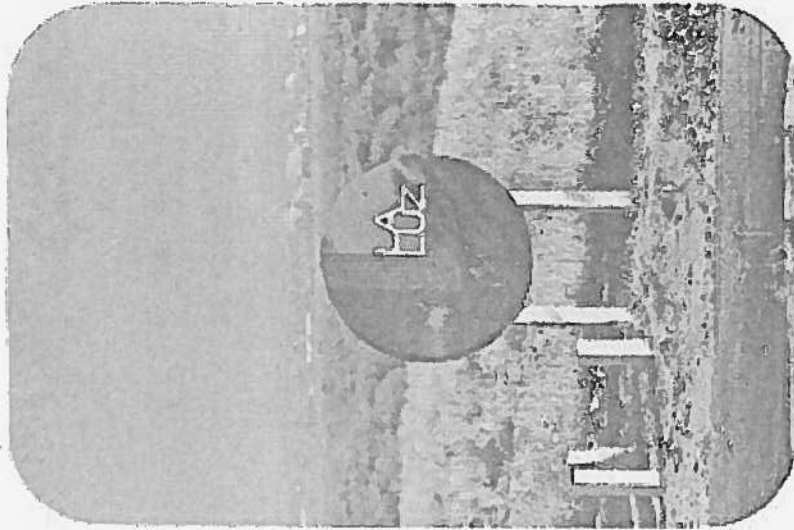
LIGHTING OF SIGNS:

Signs which are directly spotlighted (either external to sign structure or attached to sign structure) or signs which are internally illuminated may be used provided that:

- there is no glare on the street or upon adjacent property; and
- the light does not distract motorists.

OBSTRUCTION OF ARCHITECTURAL FEATURES:

No sign shall be erected, relocated, or maintained in such a manner as to cover or intrude upon any architectural features of a building such as windows, columns, moldings or any major decoration or structural feature. The sign should be in harmony with the building.



APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
Major subdivision action			Annexation
Minor subdivision action			
Vacation	V		Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
Variance (Non-Zoning)			Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P	X	Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
for Subdivision			
for Building Permit			
Administrative Amendment (AA)			
Administrative Approval (DRT, URT, etc.)			
IP Master Development Plan	D		Street Name Change (Local & Collector)
Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 800 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): COA PLANNING DEPT. PHONE: 924.3880
ADDRESS: 600 2ND ST. NW FAX: 924.3339
CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____
APPLICANT: COA COUNCIL SERVICES PHONE: _____
ADDRESS: CITY/COUNTY BUILDING FAX: _____
CITY: ALBU STATE NM ZIP _____ E-MAIL: _____
Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: TEXT AMENDMENT TO THE COA'S CORRIDOR PLAN (ISSUE 4 SUBSECTION P. POLICY 1)

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☐ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. _____ Block: _____ Unit: _____
Subdiv/Addn/TBKA: _____
Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
Zone Atlas page(s): _____ UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1005238

CASE INFORMATION:

Within city limits? ☐ Yes Within 1000FT of a landfill? ☐
No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____

LOCATION OF PROPERTY BY STREETS: On or Near: _____

Between: _____ and _____

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: _____

SIGNATURE KYM DICOME DATE 12-3-2015
(Print Name) KYM DICOME Applicant ☐ Agent ☒

FOR OFFICIAL USE ONLY

Revised: 11/2014

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>ISEPC - 40074</u>			\$ _____
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				\$ _____

Hearing date Jan 14, 2015

Veg 12-3-15 Project # 1005238
Staff signature & Date

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

☐ **ANNEXATION (EPC08)**

- ___ Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - ___ Petition for Annexation Form and necessary attachments
 - ___ Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - ___ Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Board of County Commissioners (BCC) Notice of Decision
 - ___ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - ___ Sign Posting Agreement form
 - ___ Traffic Impact Study (TIS) form
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required

☐ **SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)

☐ **SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)

☐ **SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- ___ Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - ___ Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - ___ Zone Atlas map with the entire plan area clearly outlined and indicated
 - ___ Letter describing, explaining, and justifying the request
 - ___ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - ___ Traffic Impact Study (TIS) form (for EPC public hearing only)
 - ___ Fee for EPC final approval only (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.*

Your attendance is required.

☐ **AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**

- ___ Zone Atlas map with the entire property clearly outlined and indicated
 - ___ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - ___ Sign Posting Agreement form
 - ___ Traffic Impact Study (TIS) form
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required.

☐ **AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**

☒ **AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

- ___ Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - ___ Plan to be amended with materials to be changed noted and marked
 - ___ Zone Atlas map with the entire plan/amendment area clearly outlined
 - ___ Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - ___ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - ___ Traffic Impact Study (TIS) form
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required.

☐ **AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**

- ___ Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - ___ Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - ___ Letter describing, explaining, and justifying the request
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Applicant name (print)

Applicant signature & Date

Revised: June 2011



- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers

15EPC - 40074

Project # 1005238

Staff signature & Date

CITY OF ALBUQUERQUE
CITY COUNCIL

INTEROFFICE MEMORANDUM

TO: Suzanne Lubar, Director, Planning Department

FROM: Jon K. Zaman, Director, Council Services

SUBJECT: Bill No. R-15-274

DATE: November 19, 2015

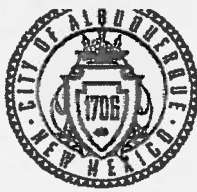
The attached resolution was introduced by the City Council on November 16, 2015. The intent of this resolution is to amend the Coors Corridor Plan to allow for the placement of temporary banner signs redirecting customers to businesses that have moved because of a fire or other unavoidable situation.

We request that you submit this resolution to the Environmental Planning Commission for a hearing as soon as possible.

Please submit the Environmental Planning Commission's comments and recommendations, including the transcript from the meeting, back to the City Council as soon as possible. Thank you.

cc: Russell Brito, Planning Department
Kym Dicome, Planning Department
File R-15-274

NOTIFICATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

December 14, 2015

Catalina Lehner
City of Albuquerque
Planning Department
600 Second Street NW, Third Floor/87102
Phone: 505-924-3860/Fax: 505-924-3339
E-mail: clehner@cabq.gov

Dear Catalina:

Thank you for your inquiry of December 14, 2015 requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) – TEXT AMENDMENT TO THE COORS CORRIDOR PLAN FOR TRACT 24-A OF CORRECTED PLAT OF REMAINDER OF TRACT 24 AND TRACT A OF CORRECTED DEL SOL SUBDIVISION, EXCLUDING THE WESTERLY 17 FEET OUT TO RIGHT-OF-WAY FOR COORS ROAD NW, LOCATED ON 3250 COORS BOULEVARD NW BETWEEN SEQUOIA ROAD NW AND REDLANDS ROAD NW** Zone Map: **G-11**.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this submittal and the contact names are as follows:

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA/COALITIONS THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before the Planning Department will accept your application filing (please attach: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail.)** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA AND/OR HOA AND COALITION PROVIDED ON THIS LETTER.

COORS CORRIDOR SECTOR PLAN
One Mile Radius
UPDATED - December 14, 2015

Neighborhoods – west of the River

Alamosa
Alban Hills
Anasazi Ridge
Avalon
Crestview Bluff
Encanto Village
Grande Heights
La Luz Del Sol
La Luz Landowners
Ladera Heights
Ladera West
Las Casitas Del Rio
Las Casitas Del Rio Unit 2 Subdivision
Laurelwood
Los Volcanes
Oxbow Park
Oxbow Village
Paradise Hills
Pat Hurley
Piedras Marcadas
Quaker Heights
Rancho Encantado
Rancho Sereno
Rio Oeste
Riverfronte Estates
Riverview Heights
S.R. Marmon
Saltillo
Skyview West
South Valley Coalition of NA's
St. Joseph Townhouse
Stinson Tower
Story Rock
South West Alliance of Neighbors (SWAN)
Taylor Ranch
The Enclave at Oxbow
Villa De Paz

Vista Grande
Vista Magnifica
Vista Montecito
Vista West
West Bluff
West Mesa
Western Trails Estates
Westside Coalition of NA's
Windmill Manor Place

NEIGHBORHOOD COALITIONS

SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS
SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)
WESTSIDE COALITION OF N.A.'S
NORTH VALLEY COALITION

NA/HOA's on the Eastside of the River

Alameda North Valley
Alvarado Gardens
Los Duranes
North Valley Coalition
Rio Grande Blvd.
Rio Grande Compound
Thomas Village

ALAMOSA N.A. (ALM) "R"

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Lynne Scott *e-mail:* jakalyn@msn.com
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AVALON N.A. (AVA) "R"

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Lucy Anchondo *e-mail: avalon3a@yahoo.com*
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CRESTVIEW BLUFF N.A. (CVB) "R"

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ENCANTO VILLAGE HOA (EVH)

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7611 Via Sereno SW/87121

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Richard Kirschner *e-mail: mokirschner@msn.com*
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Arthur Woods *e-mail: sandia@flylonecone.com*
33 Wind Rd. NW/87120 974-5301 (c)

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Karen Daniel *e-mail: Karen.daniel002@live.com*
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QUAKER HEIGHTS N.A. (QHT) "R"

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RIO OESTE H.O.A. (ROH)

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Beatrice Purcella
201 Claire Ln. SW/87121 831-5556 (h)

ST. JOSEPH TOWNHOUSE ASSOC. (SJT)

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Marie Ludi *e-mail: aludi415@gmail.com*
6216 Saint Josephs NW/87120 839-9153 (h)

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Barbara Carmona-Young *e-mail: bobbicy@gmail.com*
7439 Via Serenita SW/87121 554-0691 (h)

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TAYLOR RANCH N.A. (TRN) "R"

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Rene Horvath *e-mail: aboard10@juno.com*
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THE ENCLAVE AT OXBOW H.O.A. (EOX)

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VILLA DE PAZ H.O.A., INC. (VDP)

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VISTA MONTECITO H.O.A., INC. (VMH)

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VISTA WEST H.O.A. (VWH)

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WEST BLUFF N.A. (WBF) "R"

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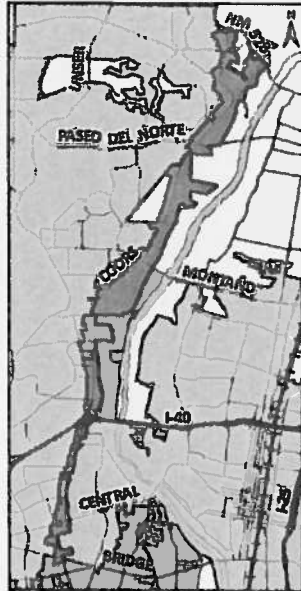
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Planning Department
Submitted by Catalina Lehner

**Proposed Text Amendments to the
Coors Corridor Plan (CCP)**

At its regularly scheduled public hearing on January 14, 2016, the Environmental Planning Commission (EPC) will consider a text amendment to the CCP to allow temporary signage for businesses that are forced to relocate due to an unavoidable casualty, such as the recent fire on Coors Boulevard NW near Sequoia Road NW. Each business would be allowed, subject to approval by the Planning Director, one temporary banner sign up to three feet by six feet in size. The sign would be allowed at the business's original location, to direct customers to the new location, for up to 90 days.



The proposed text amendments would apply only to the CCP area. Please contact Catalina Lehner, AICP, Senior Planner at 505-924-3935 for more information.

Planning Department
Submitted by Melissa Perez

Planning Department – Administration Division

Did You Know?

Storage sheds are considered accessory buildings per the City's Comprehensive Zoning Code. Accessory buildings can be placed anywhere in the side or rear yard of a residential home as long as they are no closer than ten feet to a house or five feet to another accessory building.



Planning Department
Submitted by Mikaela Renz-Whitmore



IMPROVING PLACE FROM PLANNING TO ZONING

**City Planning Department Hosts
ABC-Z Open House Meetings**
*Community Input and Ideas Can Shape the Future
of Albuquerque*

The ABC-Z Project will host four open house meetings on January 27, 2016 and January 28, 2016 to discuss and review the updated Comprehensive Plan draft.

The update to the Comprehensive Plan is a joint venture between the City of Albuquerque and Bernalillo County. The project will:

- 1) Incorporate plan updates to reflect recent growth trends and challenges.
- 2) Better integrate land use and transportation planning to reduce traffic congestion and encourage transit-oriented development.
- 3) Emphasize "placemaking" approaches to development in key centers and corridors.

The ABC-Z Project includes extensive outreach embracing community-wide participation of code users, citizens, investors, interest groups and other stakeholders. Numerous meetings, workshops and public hearings will be held over the next two years.

"We need the public to help us get this right," said Planning Director, Suzanne Lubar. "We hope the community members will attend one of these meetings and help us shape the future of our city."

The following open house meetings are **FREE** to the public:

Wednesday, January 27 - 2 p.m. to 3:30 p.m.
North Domingo Baca Multigenerational Center - 7521 Carmel Avenue NE

Wednesday, January 27 - 5:30 p.m. to 7 p.m.
Los Duranes Community Center, 2920 Leopoldo Road NW

Thursday, January 28 - 1 p.m. to 2:30 p.m.
Don Newton/Taylor Ranch Community Center, 4900 Kachina Street NW

Thursday, January 28 - 6 p.m. to 7:30 p.m.
South Valley Multi-Purpose Center, 2008 Larrazolo Road SW

These meetings offer an opportunity for the public to review and comment on a major step in the ABC-Z Project.

For more information on the ABC-Z Project or scheduled meetings, <visit abc-zone.com>.



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, January 14, 2016 at 8:30 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM to consider the following items.

Distribution of the Planning Department's staff reports regarding the following items will occur at a Case Distribution Session on Tuesday, January 7, 2016 at 3:00 p.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM.

Project# 1010893
18EPC-40070 Sector Development Plan Map Amendment (Zone Change)

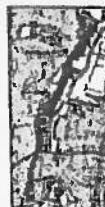
Consensus Planning agent for C & S Equities, LLC, request the above actions for all or a portion of Tract 38-0 plat of tracts 38-1, 38-2 & 38-3 a subdivision of tracts 38 land of 148 sections 120 bns., zoned SU-4 Hospital & Medical or SU-2 C to SU-2 for LMDR, Horizon Boulevard NE, between Alameda Blvd. and Balboa Museum Dr NE, consisting approximately 7.8 acres. (S-17-2)
Staff Planner: Vicente Quevedo

Project# 1000310
18EPC-40071 Sector Development Plan Map Amendment (Zone Change) 18EPC-40072 Site Development Plan for Building Permit 18EPC-40073 Site Development Plan for Subdivision Amendment

Consensus Planning agent for North 1-25 Corporate Center, LLC aka Titan Development, request the above actions for all or a portion of Tract 1, North 1-25 Corporate Center, zoned SU-2 for M-1 or SU-2 C to SU-2/ SU-1 for MDR, Modesto Avenue NE, between San Mateo Boulevard NE and I-405, consisting approximately 55 acres. (S-18-2)
Staff Planner: Maggie Gould

Project# 1000328
18EPC-40074 Tract Amendment to the Coon Corridor Plan

City of Albuquerque Planning Department, agent for City of Albuquerque Council Services, requests the above action to amend the Coon Corridor Plan to allow temporary signage for businesses forced to relocate due to an unavoidable casualty. For up to 90 days, each business would be allowed one temporary banner sign, up to 3 feet by 6 feet in size, to direct customers to the new location.
Staff Planner: Cathryn Lehnert



Details of these applications may be examined at the Planning Department, 3rd Level, Plaza del Sol Building, 600 Second Street NW, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or you may call 824-3860. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should call 824-3860.

Peter Nicholas, Chair
Environmental Planning Commission

APPROVED
Kym Dicone
Urban Design &
Development
Planning Department